



**CITY OF HAYWARD**  
**AGENDA REPORT**

AGENDA DATE 05/25/04

AGENDA ITEM 3

WORK SESSION ITEM       

**TO:** Mayor and City Council

**FROM:** Director of Community and Economic Development

**SUBJECT:** Final Map Tract 7261 – Samah Construction, Inc. (Subdivider) - Approval of Final Map and Authorize the City Manager to Execute a Subdivision Agreement

**RECOMMENDATION:**

It is recommended that the City Council adopt the attached resolution pertaining to Final Map Tract 7261.

**DISCUSSION:**

The subject final tract map is for a seven unit town-home project located on Tennyson Road, between East 11<sup>th</sup> and East 12<sup>th</sup> Streets. The project was originally presented to the City Council in July 2002, but the Council asked that the project be redesigned to reflect a more contemporary design and to provide additional parking. The revised project was approved by the City Council in April 2003. The final map has eight parcels, one for each unit, and one for the common areas, which includes the driveway and landscaped areas.

The final map was reviewed by the City Engineer and was found to be in substantial compliance with the tentative map and in conformance with the Subdivision Map Act and provisions of local ordinances. The developer is responsible for construction of all tract improvements and has submitted subdivision improvement plans and has posted securities for faithful performance of the improvements in the amount of \$43,370.00 and an equal amount for labor and materials.

Prepared by:

A handwritten signature in cursive script, appearing to read "A S Gaber", written over a horizontal line.

Andrew S. Gaber, Development Review Engineer

Recommended by:

A handwritten signature in cursive script, appearing to read "Sylvia Ehrental", written over a horizontal line.

Sylvia Ehrental  
Director of Community and Economic Development

Approved by:

  
\_\_\_\_\_  
Jesús Armas, City Manager

Attachments: Exhibit A:   Area Map  
                                  Draft Resolution

5/12/04

# AREA MAP - TRACT 7261

# DRAFT

HAYWARD CITY COUNCIL

RESOLUTION NO. 04-

Introduced by Council Member \_\_\_\_\_

*no*  
*2/25/04*

RESOLUTION APPROVING FINAL MAP FOR TRACT 7261  
AND AUTHORIZING THE CITY MANAGER TO EXECUTE  
A SUBDIVISION AGREEMENT

WHEREAS, there has been presented to the City Council of the City of Hayward, Final Map Tract 7261 for a seven unit town home project located on Tennyson Road between East 11<sup>th</sup> and East 12<sup>th</sup> Streets; and

WHEREAS, the City Engineer has reviewed the final map and has found it to be in compliance with the tentative map and in conformance with the Subdivisions Map Act provisions of local ordinances.

NOW THEREFORE BE IT RESOLVED, that the City Council of the City of Hayward does hereby find that Final Map Tract 7261 is in substantial conformance with the Tentative Map, and does hereby approve Final Map Tract 7261.

BE IT FURTHER RESOLVED that the City Manager is hereby authorized for and on behalf of the City of Hayward to negotiate and execute a subdivision agreement in a form approved by the City Attorney, and to execute any and all documents necessary to complete the transfer of those portions of Tract 7261 property which will be dedicated to or acquired by the City.

IN COUNCIL, HAYWARD, CALIFORNIA \_\_\_\_\_, 2004

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:

MAYOR:

NOES: COUNCIL MEMBERS:

**ABSTAIN: COUNCIL MEMBERS:**

**ABSENT: COUNCIL MEMBERS:**

**ATTEST:** \_\_\_\_\_  
City Clerk of the City of Hayward

**APPROVED AS TO FORM:**

\_\_\_\_\_  
City Attorney of the City of Hayward